



Coldwell Banker Horizon Realty
Strata Management Division
#102 – 1658 Commerce Ave. Kelowna, BC V1X 8A9
Phone 1.250.860.1411 Fax 1.250.860.9521

DF
SPF

November 22, 2011

KAS 322 – SL # 6 LCP REGISTRATION

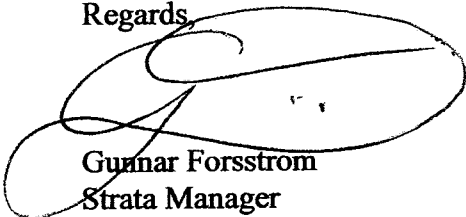
Dear Registrar:

Please be advised that the owners of K322 at its Special General Meeting held October 8, 2011 approved by a ¾ vote resolution to approve and register the assignment of Limited Common Property to the benefit strata lot # 6.

Enclosed are the minutes of the meeting and a surveyed map.

Feel free to contact me if you have any questions.

Regards,


Gunnar Forsstrom
Strata Manager

MM 11/29/2011 2:57:57 PM 1 3
Doc File 1 \$23.75

sm 2/24/2012 12:24:15 PM 1 3
Defect 1 \$23.75

29 NOV 2011 14 57

LB493013

**Strata Corporation K322
Special General Meeting Minutes
From October 8th 2011**

Called to order at 10.08

Present:

Tom Shields #1
Rod McKeen #2
Hugh Ross #4 and #5
Joe Reisek #6
Anne Livesey #9
Donna & Walter #10
Edan Fay #14 and #20
Dwayne Greer #16
Harry Kung #17
Angela Schornstien #22
Gunnar Forsstrom

1. & 2. Gunnar certified 8 proxies, # 3, 8,11,13, 15, 16, 19. Owners /representatives from 12 units were present one voting by proxy, bringing voting number to 19. Voting cards were issued.
3. Hugh Ross chaired the meeting.
4. Gunnar presented proof of notice sent on the 16 September.

5. Approve the agenda:

Two amendments to the Agenda were requested.

- 1) To add discussion of the information provided by the lawyer regarding sub division versus bare land strata.
- 2) Add information supplied by #3 for building addition this could be for discussion only.

On a motion by Angela and seconded by Edan to:

Approve the Agenda

Held: Motion was Unanimously **Approved**

6. Approve the minutes of the August 6th SGM

On a motion by Hugh and seconded by Angela to:

Approve the minutes

Held: Motion was Unanimously **Approved**

G. Resolution #4

Be it resolved by a 3/4 vote resolution of the eligible voters of KAS 322 to amend the bylaw SCHEDULE "A" – Design Guidelines, III. Architectural Standards, (2) Location: to read: No building, improvement, alteration, addition shall be located on any lot nearer than 15 feet to the street lot line except in special geographical, topographical, or physical circumstances or conditions affecting the lot line. There shall be no set-backs (15 feet or otherwise) affecting side lot lines, unless the owner sharing the same lot line in question, or any other owner's view may be substantially affected. These matters shall be subject to a 3/4 resolution in accordance with the Strata Property Act.

Anne Livesey noted that at the AGM where the new by-laws were voted on it was stated that the Schedule A Design Guidelines were not to be added to the bylaws but reviewed by members and voted on at a later date. This is not a bylaw and was added incorrectly when the bylaws were registered.

It was suggested that this matter be tabled to the AGM and Gunnar will research the correction.

H. Resolution #5

Be it resolved by a 3/4 vote resolution of the eligible voters of KAS 322 to approve the designation of a portion of the common property of Strata Plan KAS 322, adjacent to Strata Lot 6 as shown on the attached Sketch Plan certified by Neil Denby, BCLS as limited common property for the exclusive use and benefit of Strata Lot 6, pursuant to Section 74 of the Strata Property Act.

On a motion by Hugh and seconded by Tom to:
Accept Resolution #5

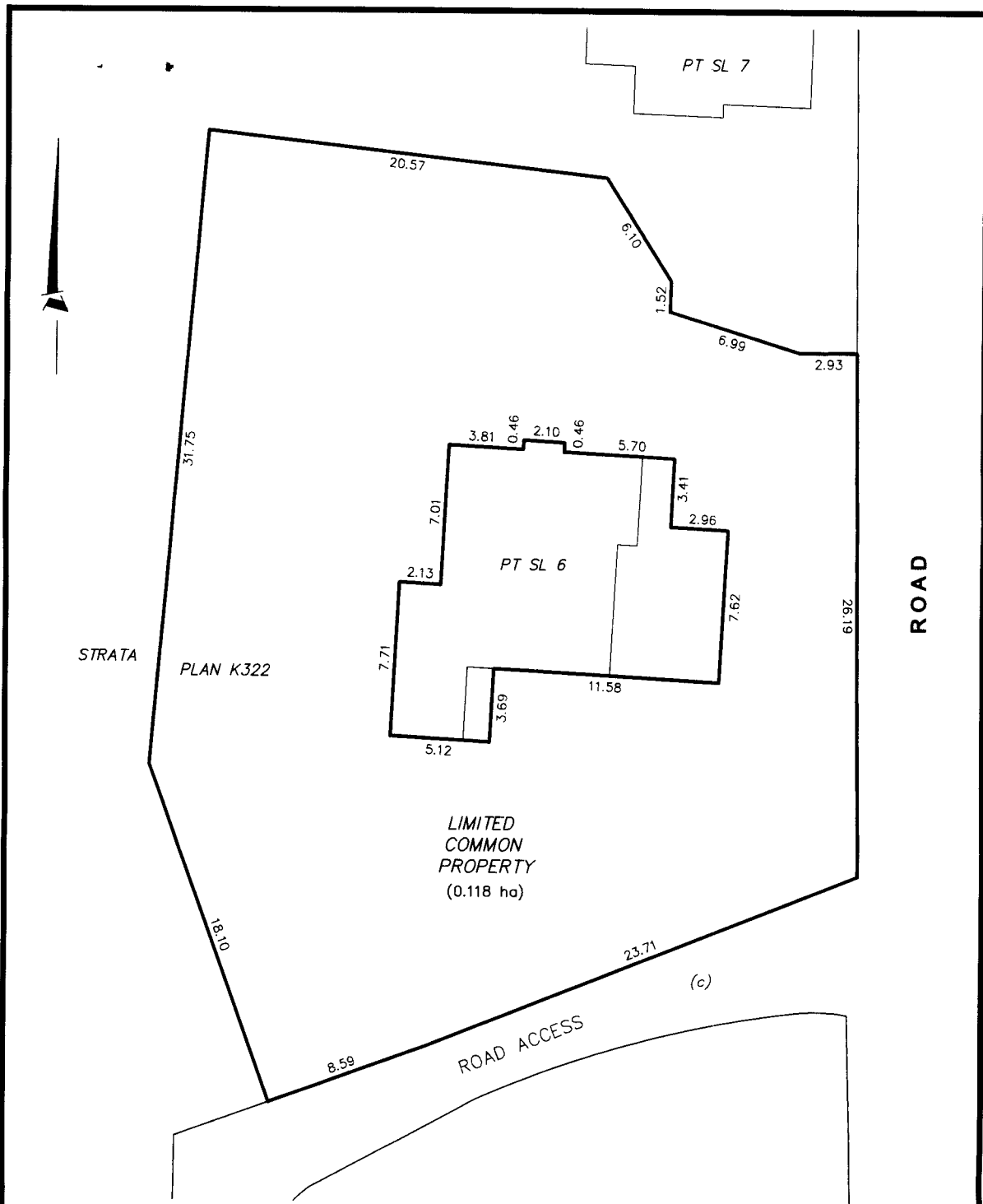
Held: Motion was 15 for, 2 against, 2 abstained, **Approved**

I. Resolution #6

Be it resolved by a 3/4 vote resolution of the eligible voters of KAS 322 to approve an alteration application by SL 4 to add two bedrooms, and one bathroom onto the side of the existing home and added onto the existing roof, extending out toward SL 5, as set out in the attached plans.

On a motion by Tom and seconded by Angela to:
Accept Resolution #6

Held: Motion was 17 for, 2 abstained, **Approved**



LEGEND

- LCP Denotes Limited Common Property
- SL Denotes Strata Lot
- PT Denotes part of
- (c) Denotes Common Property

NOTE: LIMITED COMMON PROPERTY BOUNDARIES DERIVED FROM INFORMATION PROVIDED BY JOSEPH REISEK

Certified correct this 5th day of August, 2011.

Neil R. Denby
 Neil R. Denby, B.C.L.S.

SKETCH PLAN TO ACCOMPANY SPECIAL RESOLUTION TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOT 6, DISTRICT LOT 3547, O.D.Y.D., STRATA PLAN K322

DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: neil@runnallsdenby.com	SCALE: 1:250 (8 1/2 x 14)
	DATE: AUGUST 5th, 2011.
	DWG: 11439 LCP SKETCH 3
CLIENT: JOSEPH REISEK	FILE No: 11439 REV. 0

Strata Property Act

Form E

[am. B.C. Reg. 289/2000, s. 3.]

CERTIFICATE OF STRATA CORPORATION

(Sections 78, 79, 80, 100, 214, 257, 259, 261, 262, 263, 266, 269, 274, 283 of the Act and sections 17.20 to 17.22 of the Regulation)

Complete and file only the applicable form of certificate.

CERTIFICATE FOR SECTION 78, 79, 80, 214, 257, 259, 261, 262, 263 OR 266 OF THE ACT OR SECTION 17.20 OF THE REGULATION

The Owners, Strata Plan KAS 322 certify that a resolution referred to in section 74 of the Strata Property Regulation was passed by a 3/4 vote at a special general meeting held on October 8, 2011 and that the attached instrument, schedule, plan or other document conforms to the resolution.

For the purposes of section 165 (4) (f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act* or the Strata Property Regulation, and the instrument conforms to the resolution.

.....
Signature of Council Member *MICHAEL CLEGG*

.....
Signature of Second Council Member (not required if council consists of only one member) *ANNE LIVESKY*

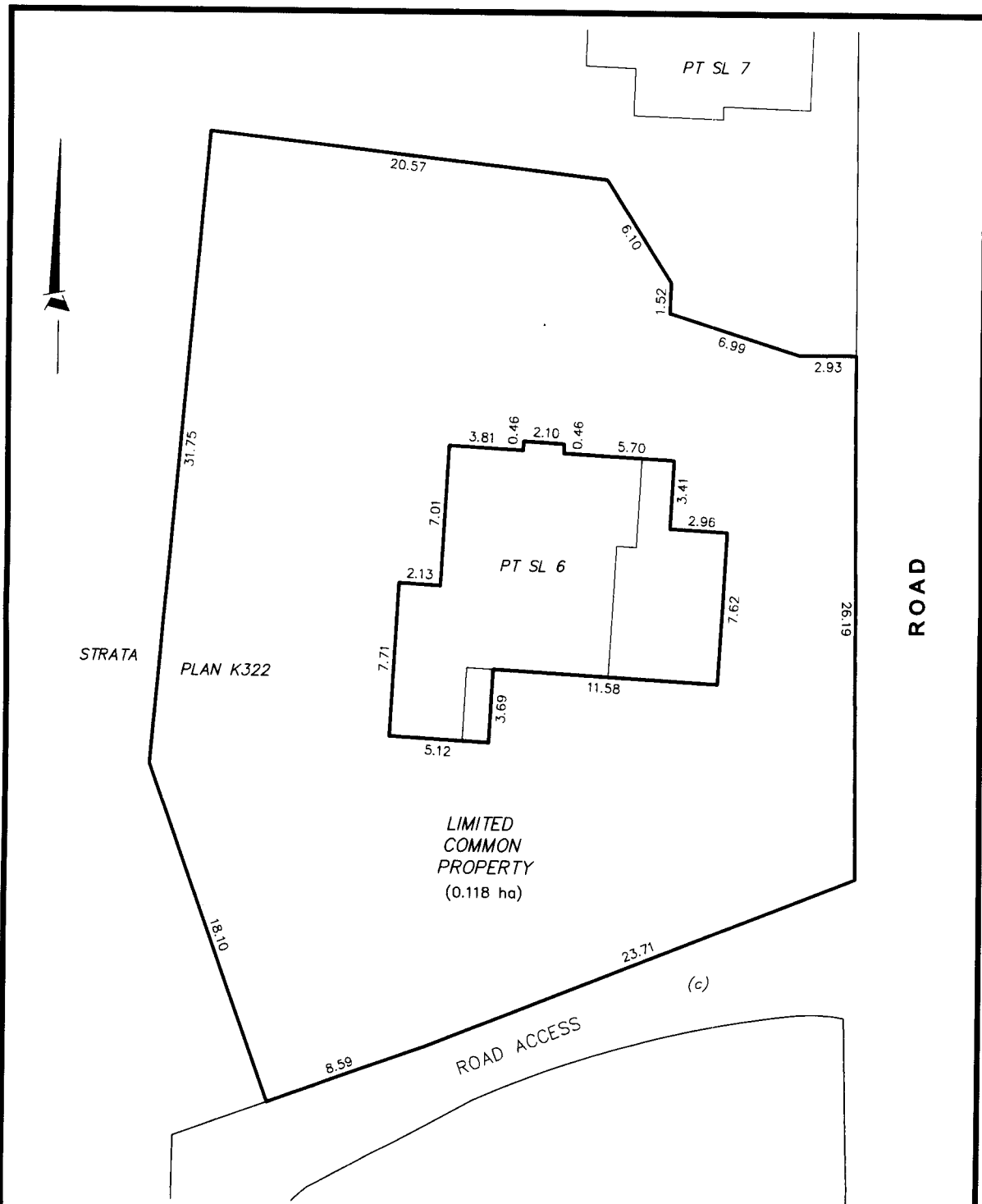
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On a motion by Hugh and seconded by Tom to:

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Held: Motion was 15 for, 2 against, 2 abstained, **Approved**



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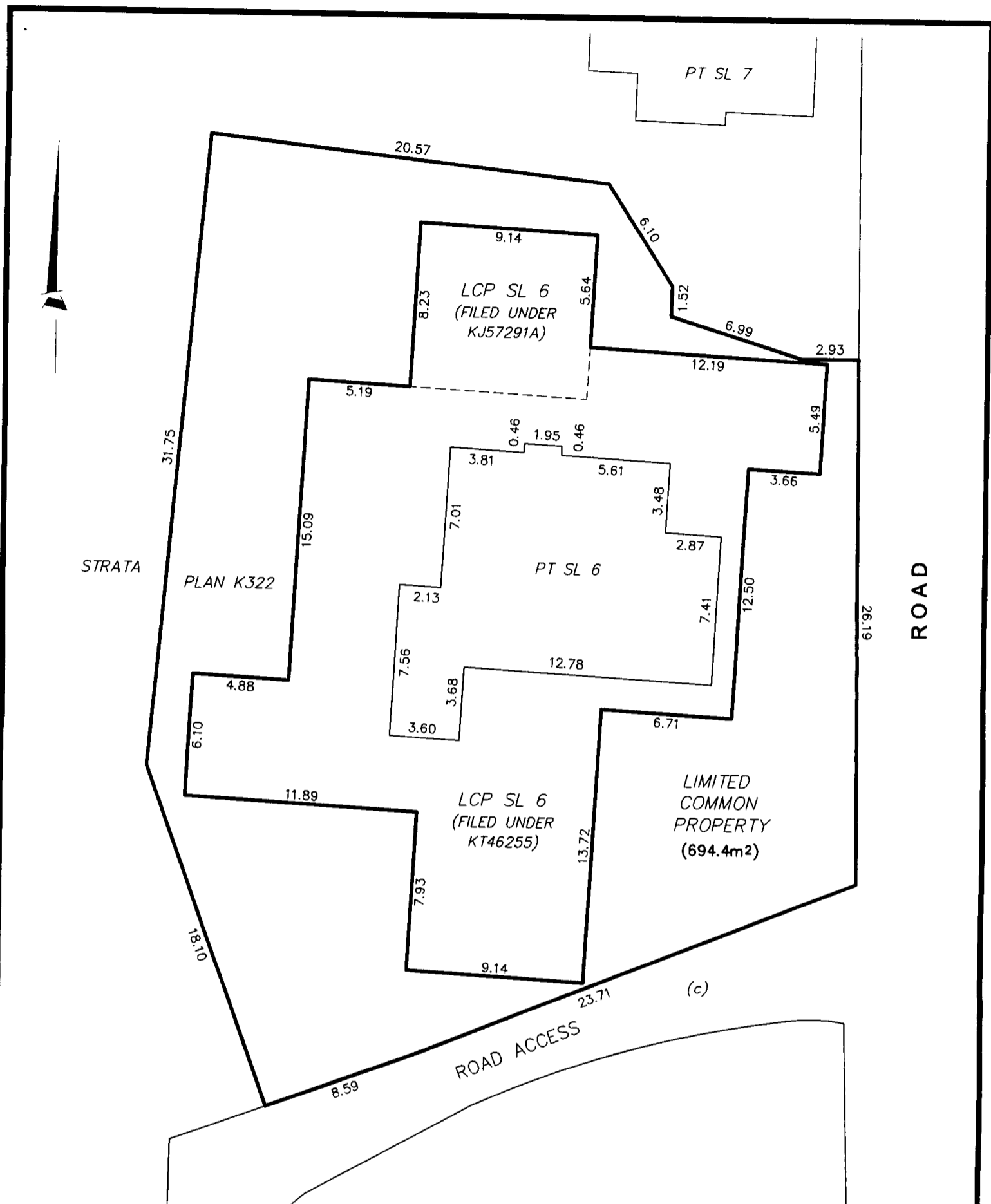
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